

FIELD NOTES

Point #1 – Southeast Corner of the SE 1/4, Section 23, T20N, R15W
Found ¾" Iron Pipe 2" below gravel road surface as recorded by myself on plat of survey dated 07/15/2009.

East 32.59 feet to found Bureau of Land Management reference marker in front of concrete witness corner. (32.59' R)
North 46.21 feet to found Bureau of Land Management reference marker. (46.21' R)
NE 75.17 feet to found nail and washer top fence post. (75.17' R)
SE 50.63 feet to found nail and washer top fence post. (50.63' R)
East 10 feet to occupation centerline gravel road south.
West 2 feet to range fence bearing north.
On occupation centerline gravel road west.

Point #7 – Found Railroad Spike.

Point #11 – Southwest Corner of the East 1/2 of the SE 1/4, Section 23, T20N, R15W
Found ½" Rebar 3" below asphalt road surface. Emanuel Petaka LS #58, on file dated 03/1970 records 3" concrete post.

SE 46.49 feet to found concrete witness corner. (46.3' R)
West 59.91 feet to found concrete witness corner. (60.0' R)
NW 74.47 feet to set nail and washer top gate post.
East 4.10 feet to found railroad spike. (4.1' D)
East 5.5 feet to occupation centerline north-south asphalt road.
On occupation centerline gravel road east.

Point #13, #15, #16, #18, #58, #66, #67, #69, #70, #71, #74, #80, #81, #82, #83, #85, #87 & #88 – Set ¾" X 30" Rebar with stamped plastic cap.

Point #28 – Northwest Corner of the SE 1/4, Section 23, T20N, R15W
Found 3" Concrete Post as recorded by Thomas B. Catlett, LS #502, on plat of survey dated 12/21/2007, 2" below grass surface.

SSW 33.06 feet to found concrete witness corner. (32.76' R)
NNW 32.76 feet to found concrete witness corner. (32.9' R)
East 0.5 feet to found U-Post.
West 16 feet to centerline north-south drainage ditch.

Point #33 – Northwest Corner of the East 1/2 of the SE 1/4, Section 23, T20N, R15W
Found 3" Concrete Post as recorded by Rollin C. Ayres on plat of survey dated 11/25/1932, 2" below grass surface.

SE 1.56 feet to set nail and washer top corner fence post.
South 7.23 feet to set nail and washer top brace post.
East 23.53 feet to set nail and washer top fence post.
East 1 foot to range fence bearing south.
South 1 foot to range fence bearing east.
Steel fence post on west side of corner.

Point #45 – Northeast Corner of the SE 1/4, Section 23, T20N, R15W
Temporary Computed Point. Location falls in North Loup River and never has been set.

Point #46 – Found 1" Iron Pipe 6" below gravel road surface as recorded by myself on plat of survey dated 07/15/2009.

South 33.45 feet to found nail and washer side power pole. (33.45' R)
NNE 53.26 feet to found nail and washer side service pole. (53.26' R)
NNW 16.24 feet to found chiseled "+" top north end 36" corrugated metal pipe. (16.24' R)
SSW 21.39 feet to found chiseled "+" top south end 36" corrugated metal pipe. (21.39' R)
West 9 feet to centerline north south 36" corrugated metal pipe.
South 3 feet to occupation centerline east-west gravel road.

Point #61 – North 1/16 Corner of the NE 1/4, Section 23, T20N, R15W
Found ¾" Rebar 4" below asphalt road surface as recorded by myself on plat of survey dated 07/15/2009.

NE 67.28 feet to found nail and washer top corner fence post. (67.28' R)
WSW 80.92 feet to found nail and washer side power pole. (80.92' R)
NNE 86.13 feet to found nail and washer top fence post. (86.13' R)
North 11 feet to occupation centerline gravel road east.
West 17 feet to occupation centerline north-south asphalt road.

Legal Description of Surveyed Tract A

An irregular tract of land located in Government Lots 7 & 8, Lots 1, 2 and 3, Block 1, Ciemny Addition to Elyria, and the South ½ of the SE ¼, Section 23, T20N, R15W of the 6th P.M., Valley County, Nebraska, described as follows:

Beginning at the southeast corner of said SE ¼; thence N 90°00'00" W (assumed bearing) on the south line of said SE ¼, a distance of 482.92 feet; thence N 00°14'18" E, a distance of 729.44 feet; thence N 84°34'45" W, a distance of 297.28 feet; thence S 00°19'00" W, a distance of 757.53 feet to said south line of the SE ¼; thence N 90°00'00" W on said south line of the SE ¼, a distance of 528.43 feet to the east right of way line of the county road as recorded in Deed Book 63, Page 330; thence N 01°06'19" W on said east right of way line, a distance of 1495.29 feet to the east right of way line of the county road as recorded in Deed Book 68, Page 579; thence N 88°56'49" E on last said east right of way line, a distance of 6.78 feet; thence N 01°03'04" W on last said east right of way line, a distance of 334.62 feet; thence S 71°29'48" E, a distance of 488.82 feet; thence S 54°01'37" E, a distance of 106.02 feet; thence S 41°44'29" E, a distance of 442.01 feet; thence S 68°45'30" E, a distance of 538.92 feet to the east line of said SE ¼; thence S 00°29'23" W on said east line of the SE ¼, a distance of 1087.27 feet to the point of beginning, containing 39.649 acres of land, more or less, of which the south 33 feet is occupied by a public road, subject to all easements of record.

Legal Description of Surveyed Tract B

An irregular tract of land located in Government Lots 7 & 8 and the South ½ of the SE ¼, Section 23, T20N, R15W of the 6th P.M., Valley County, Nebraska, described as follows:

Commencing at the southeast corner of said SE ¼; thence N 00°29'23" E (assumed bearing) on the east line of the SE ¼, a distance of 1087.27 feet to the True point of beginning; thence N 00°29'23" E on said east line of the SE ¼, a distance of 1229.64 feet to a point on the south bank of the North Loup River; thence Northerly to the thread of the stream of the North Loup River; thence Northwesterly along the thread of the stream of the North Loup River; thence Southerly to a point on the south bank of the North Loup River, being N 68°18'16" W, a distance of 1358.35 feet from last said point on the south bank of the North Loup River, also being on the east right of way line of the county road as recorded in Deed Book 68, Page 579; thence S 00°29'59" W on said east right of way line, a distance of 184.78 feet, thence S 89°45'10" W on said east right of way line, a distance of 50.00 feet to the northwest corner of the East ½ of said SE ¼; thence S 01°29'29" W on said east right of way line, being the west line of said East ½ of the SE ¼, also being the east line of said Government Lot 7, a distance of 497.16 feet; thence N 84°09'51" W on said east right of way line, a distance of 26.55 feet to a non-tangential curve concave easterly, having a radius of 1377.32 feet; thence southerly on said curve, also being on said east right of way line, an arc distance of 144.84 feet through an angle of 6°01'31"; thence S 01°03'27" E on said east right of way line, a distance of 165.38 feet; thence S 71°29'48" E, a distance of 488.82 feet; thence S 54°01'37" E, a distance of 106.02 feet; thence S 41°44'29" E, a distance of 442.01 feet; thence S 68°45'30" E, a distance of 538.92 feet to the point of beginning, containing 34.462 acres of land, more or less, including all accretions thereto.

Legal Description of Surveyed Tract C

An irregular tract of land located in Lots 3 & 4, Block 1, Ciemny Addition to Elyria and the South ½ of the SE ¼ of Section 23, T20N, R15W of the 6th P.M., Valley County, Nebraska, described as follows:

Commencing at the southeast corner of said SE ¼; thence N 90°00'00" W (assumed bearing) on the south line of said SE ¼, a distance of 482.92 feet to the True point of beginning; thence N 00°14'18" E, a distance of 729.44 feet; thence N 84°34'45" W, a distance of 297.28 feet; thence S 00°19'00" W, a distance of 757.53 feet to said south line of the SE ¼; thence N 90°00'00" E on said south line of the SE ¼, a distance of 297.10 feet to the point of beginning, containing 5.062 acres of land, more or less, of which the south 33 feet is occupied by a public road, subject to all easements of record.

Legal Description of Ingress Egress Easement

A 30 foot ingress egress easement located in the South ½ of the SE ¼ of Section 23, T20N, R15W of the 6th P.M., Valley County, Nebraska, 15 feet on each side of the following described centerline:

Commencing at the southeast corner of said SE ¼; thence N 90°00'00" W (assumed bearing) on the south line of said SE ¼, a distance of 482.92 feet; thence N 00°14'18" E, a distance of 62.50 feet to the True point of beginning; thence N 89°41'40" W, a distance of 103.00 feet; thence S 00°22'08" W, a distance of 63.00 feet to said south line of the SE ¼, also being the point of termination.

This plat was prepared at the request of Steve Wolf, Wolf Realty and Auction, Ord, Nebraska.

Rasmussen Land Surveying, LLC
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THREE IRREGULAR TRACTS OF LAND LOCATED IN
GOVERNMENT LOTS 7 & 8, LOTS 1, 2, 3 & 4, BLOCK
1, CIEMNY ADDITION TO ELYRIA AND THE SOUTH 1/2
OF THE SE 1/4 OF SECTION 23, T20N, R15W OF
THE 6TH P.M., VALLEY COUNTY, NEBRASKA.

FIELD NOTES
LEGAL DESCRIPTION

939-107 1/2, 109 1/2

Date	07/20/09	Drawn By	DEH
Project #	HR1350		
Scale			
Field Book	11		
File Name	LNELSON.dwg		
Revision			
Revision			
Sheet	2 of 2		